

IN RE: PETITION FOR VARIANCE
W/S Snyder Lane, 395' N of
the c/l of Joppa Road
(9117 Snyder Lane)
11th Election District
5th Councilmanic District

Louis Thomas, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-85-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 9117 Snyder Lane, located in the vicinity of Perry Hall in eastern Baltimore County. The Petition was filed by the owners of the property, Louis Thomas, Ellen Thomas, and Salma Siddique. The Petitioners seek relief from Sections 1B01.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 10 feet in lieu of the minimum required 25 feet and to permit a front yard setback of 4 feet in lieu of the required front average of 31 feet for proposed dwellings on proposed Lots 1 and 2. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Louis Thomas, Ellen Thomas, and Salma Saddique, property owners. Also appearing on behalf of the Petitioners was Michael K. Smith, Registered Property Line Surveyor. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.99 acres zoned D.R. 5.5 and is improved with an abandoned dwelling. The Petitioners are desirous of subdividing the property to create two separate building lots, each of which are proposed for development with a single family dwelling. It is to be noted that

ORDER RECEIVED FOR FILING
Date 10/31/94
By [Signature]

MICROFILMED

this property straddles the 60-foot right-of-way for Snyder Lane. The existing dwelling, which is located within this right-of-way, will be razed. As indicated on Petitioner's Exhibit 1, proposed Lot 1 would consist of 0.21 acres, proposed Lot 2 would contain 0.50 acres, and the right-of-way area would comprise 0.28 acres. Due to the unusual configuration of this property, and the existence of a forest buffer easement on the west side and the road right-of-way virtually through its center, the requested variances are necessary in order to develop the lots as proposed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land. In addition, the relief requested

ORDER RECEIVED FOR FILING

Date

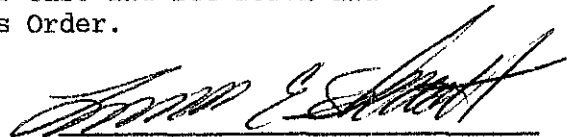
By

will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of October, 1994 that the Petition for Variance seeking relief from Sections 1B01.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 10 feet in lieu of the minimum required 25 feet and a front yard setback of 4 feet in lieu of the required front average of 31 feet for a proposed dwelling on proposed Lots 1 and 2, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

9117 SNYDER LANE

which is presently zoned

R.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1, 303.1

To allow a front yard setback of 10 feet in lieu of the minimum required 25 feet (for a proposed dwelling) on Lot #1 AND To allow a front yard setback of 4 feet in lieu of the required front average of 31 feet (for an existing dwelling) on proposed Lot #2

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- Existing dwelling is abandoned and a public nuisance.
- Proposed Lot 2 is encumbered by Forest Buffer Easement area.
- Proposed location of new dwelling on proposed Lot 1 creates minimal problems with zoning regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

LOUIS THOMAS,

ELLEN THOMAS, SALMA SIDDIQUE

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

MICHAEL K. SMITH

Name

P.O. BOX 5614, BALTO. 435-0800

Address

21210

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

9-2-84

Printed with Soybean Ink
on Recycled Paper



84
MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

Walter T. Parr

Sylvester H. O'Grinc, P.E.

Michael K. Smith, P.L.S.

BPS/land technology, inc.

95-85-A

Engineers & Surveyors

P.O. Box 5614 • Baltimore, MD 21210 • (301) 435-0800

ZONING DESCRIPTION FOR
9117 SNYDER LANE

Election District 11
Councilmanic District 5

Beginning at a point on the west side of Snyder Lane which has 17 feet of paving width and is a distance of 395 feet north of the centerline of Joppa Road, thence

1. N. 43 degrees 35 minutes 43 seconds E. - 88.21 ft.
2. N. 60 degrees 33 minutes 04 seconds W. - 88.83 ft.
3. N. 03 degrees 58 minutes 11 seconds W. - 204.99 ft.
4. S. 56 degrees 23 minutes 46 seconds E. - 252.34 ft.
5. S. 08 degrees 30 minutes 07 seconds W. - 201.40 ft.
6. N. 79 degrees 51 minutes 06 seconds W. - 152.05 ft. to the point of beginning.



84

WALTER T. PARR

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-85-A

District *11th*

Date of Posting *9/19/84*

Posted for: *Variano*

Petitioner: *Louis & Ellen Thomas & Selma S. Sidiq*

Location of property: *9117 Snyder Lane, W/S*

Location of Signs: *Facing road way on property being zoned*

Remarks:

Posted by *[Signature]*
Signature

Date of return: *9/23/84*

Number of Signs: *1*

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:
88-85-A (Item 84)
8117 Snyder Lane
W/S Snyder Lane, 395'
N of 67 Joppa Road
11th Election District
5th Councilmanic
Petitioner(s):

Louis Thomas &
Ellen Thomas and
Salma Siddique

HEARING: THURSDAY,
OCTOBER 6, 1994 at 9:00
a.m. in Rm. 118, Old
Courthouse.

Variance: to allow a front
yard setback of 10 feet in lieu of
the minimum required 25 feet
(for a proposed dwelling) on Lot
#1; and to allow a front yard
setback of 4 feet in lieu of the
required front average of 31
feet (for an existing dwelling) on
proposed lot #2.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-
icapped accessible; for special
accommodations Please Call
887-3353.

(2) For informa-
tion concerning the File and/or
Hearing, Please Call 887-3391.

8/211 September 15.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

9/15, 1994

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 9/15, 1994.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-85-A

Account: R-001-6150

Date 9-2-94

Item Number 84

PAID IN BY *PP*

Owner: Thomas, L.

Site: 9117 Snyder La,

#010 — Res. Var. Filing fee - 1 parcel
(2 lots) @ 50.⁰⁰ ea > ————— 100.⁰⁰

#080 — 25,951.50 Filing
@ 35.⁰⁰ each ————— 70.⁰⁰

MICROFILMED

Total \$ 170.⁰⁰

01AD1#0268MICRRC

\$170.00

BA COLL:29AM09-02-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 84

Petitioner: Mehar K V R H

Location: 9117 Snyder Lane

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SALMA SIDDIQUE

ADDRESS: P.O. BOX 451

PERRY HALL MD 21128

PHONE NUMBER: 256-1349

AJ:ggs



Printed on Recycled Paper

MICROFILMED

(Revised 04/09/93)

Item Number: 84
Planner: JJS
Date Filed: 9-2-94

P E T I T I O N P R O C E S S I N G F L A G

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

✓

The following information is missing:

_____ Descriptions, including accurate beginning point
_____ Actual address of property
_____ Zoning
_____ Acreage
_____ Plats (need 12, only _____ submitted)
_____ 200 scale zoning map with property outlined
_____ Election district
_____ Councilmanic district
_____ BCZR section information and/or wording
_____ Hardship/practical difficulty information
✓ _____ Owner's signature (need minimum 1 original signature) and/~~or~~
printed name and/~~or~~ address and/~~or~~ telephone number *
_____ Contract purchaser's signature (need minimum 1 original
signature) and/or printed name and/or address
_____ Signature (need minimum 1 original signature) and/or
printed name and/or title of person signing for legal
owner/contract purchaser
_____ Power of attorney or authorization for person signing for
legal owner and/or contract purchaser
_____ Attorney's signature (need minimum 1 original signature)
and/or printed name and/or address and/or telephone number
_____ Notary Public's section is incomplete and/or incorrect
and/or commission has expired

*** 3 LEGAL OWNERS LISTED - ONLY
2 SIGNED PETITION FORM**

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 12, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-85-A (Item 84)

9117 Snyder Lane

W/S Snyder Lane, 395' N of c/l Joppa Road

11th Election District - 5th Councilmanic

Petitioner(s): Louis Thomas & Ellen Thomas and Salma Siddique

HEARING: THURSDAY, OCTOBER 6, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow a front yard setback of 10 feet in lieu of the minimum required 25 feet (for a proposed dwelling) on Lot #1; and to allow a front yard setback of 4 feet in lieu of the required front average of 31 feet (for an existing dwelling) on proposed lot #2.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Michael K. Smith
Salma Siddique

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Michael K. Smith
P.O. Box 5614
Baltimore, Maryland 21210

RE: Item No. 84, Case No. 95-85A
Petitioner: E.Thomas, L.Thomas, S.Siddique

SEP. 28 1994

Dear Mr. Smith:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 2, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:jaw





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-9-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *484 (JJS)*

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

RECEIVED
SEP 12 1994
ZADM

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/09/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 82,83,84,85 AND 86.

RECEIVED
SEP 9 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: September 15, 1994

SUBJECT: 9117 Snyder Lane

INFORMATION:

Item Number: 84
Petitioner: Thomas/Siddique
Property Size: _____
Zoning: D.R. 5.5
Requested Action: _____
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

This parcel is part of the one situated immediately to the south. While this property may still be subdivided it will, however, have to progress through the Development Plan Review Process.

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Kerns
PK/JL:lw

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: September 19, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Sub Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 19, 1994
Item No. 84

The Developers Engineering Section has reviewed the subject zoning item. See comments, dated September 6, 1994 from this office for Minor Subdivision Project No. 94163M, 9117 Snyder Lane, Parcel 279, addressing the building setback requirements along the 100-year flood plain.

RWB:sw

10/2/94

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

September 22, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #84 - Thomas Property
9117 Snyder Lane
Zoning Advisory Committee Meeting of September 12, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains and Forest Conservation Regulations.

✓
JLP:KK:sp

THOMAS/DEPRM/TXTSBP

SEP. 28 1994

MICROFILMED

RE: PETITION FOR VARIANCE	*	BEFORE THE
9117 Snyder Lane, W/S Snyder Lane,	*	ZONING COMMISSIONER
395' N of c/l Joppa Road, 11th	*	OF BALTIMORE COUNTY
Election Dist., 5th Councilmanic	*	CASE NO. 95-85-A
Louis & Ellen Thomas, et al.		
Petitioners		

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of September, 1994, a copy of the foregoing Entry of Appearance was mailed to Michael K. Smith, P. O. Box 5614, Baltimore, MD 21210, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

1995 SEP 15 11 11 AM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Michael K. Smith

*BPS/land technology, inc.
P.O. BOX 5614 BALTO 21210*

Sally J. Gaddis

Ellen Thomas

*3 Vickery Ct
Baltimore Md 21236*

Louise Thomas

3 Vickery Ct " " "



10/10/00

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 31, 1994

Mr. Louis Thomas
3 Vicky Court
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
W/S Snyder Lane, 395' N of the c/l of Joppa Road
(9117 Snyder Lane)
11th Election District - 5th Councilmanic District
Louis Thomas, et al - Petitioners
Case No. 95-85-A

Dear Mr. Thomas:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Michael K. Smith
P.O. Box 5614, Baltimore, Md. 21210

People's Counsel

File

RECEIVED



PRINTERS
EXHIBIT No 1

BPS/land technology inc.

Engineers & Surveyors

P.O. BOX 5614

Baltimore, Maryland

301-435-0800

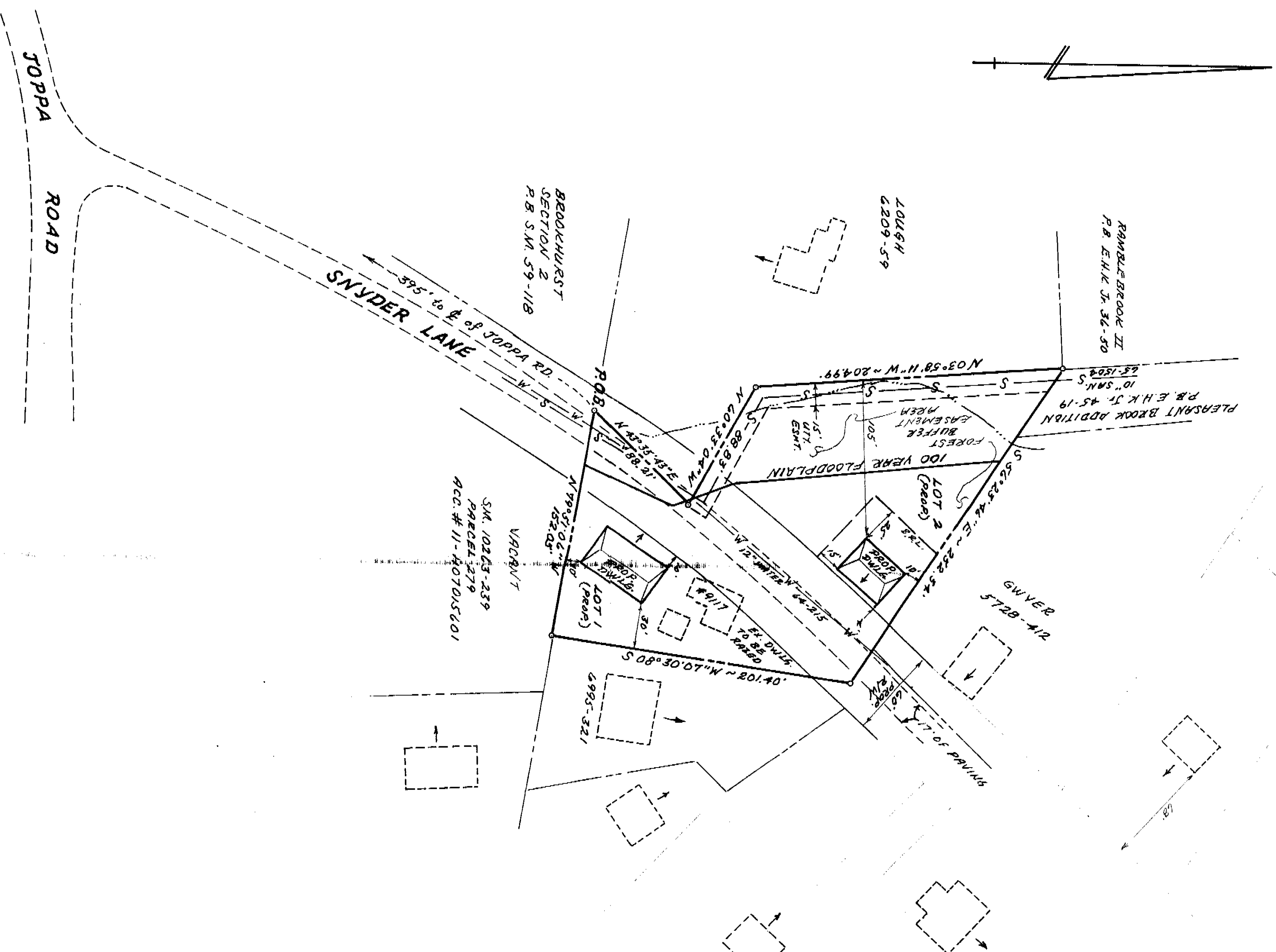
21210



PLAT TO ACCOMPANY
PETITION FOR
ZONING VARIANCE

SCALE: 1"=50' DATE: SEPT. 2, 1994

REVISIONS			Designed By
Date	Description	By	
			Designed By
Checked <input checked="" type="checkbox"/>			Designed By



IN RE: PETITION FOR VARIANCE
W/S Snyder Lane, 395' N of
the c/l of Joppa Road
(9117 Snyder Lane)
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5th Councilmanic District
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* BEFORE THE
* ZONING COMMISSIONER
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this property straddles the 60-foot right-of-way for Snyder Lane. The existing dwelling, which is located within this right-of-way, will be razed. As indicated on Petitioner's Exhibit 1, proposed Lot 1 would consist of 0.21 acres, proposed Lot 2 would contain 0.50 acres, and the right-of-way area would comprise 0.28 acres. Due to the unusual configuration of this property, and the existence of a forest buffer easement on the west side and the road right-of-way virtually through its center, the requested variances are necessary in order to develop the lots as proposed.

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- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
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- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land. In addition, the relief requested

will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of October, 1994 that the Petition for Variance seeking relief from Sections 1801.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 10 feet in lieu of the minimum required 25 feet and a front yard setback of 4 feet in lieu of the required front average of 31 feet for a proposed dwelling on proposed Lots 1 and 2, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/31/94
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

October 31, 1994

(410) 887-4386

Mr. Louis Thomas
3 Vicky Court
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
W/S Snyder Lane, 395' N of the c/l of Joppa Road
(9117 Snyder Lane)
11th Election District - 5th Councilmanic District
Louis Thomas, et al - Petitioners
Case No. 95-85-A

Dear Mr. Thomas:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Michael K. Smith
P.O. Box 5614, Baltimore, Md. 21210

People's Counsel

File

Printed with Soybean Ink
on Recycled Paper

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 118 Date of Posting: 9/19/94
Posted for: Variance
Petitioner: Louis Thomas & Salma Siddique
Location of property: 9117 Snyder Lane, W/S
Location of Sign: Posting on property, 9117 Snyder Lane, W/S
Remarks: None
Posted by: [Signature] Date of return: 9/23/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/15, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/15, 1994

THE JEFFERSONIAN,
A. Henrickson
LEGAL AD. - TOWSON

NOTICE: The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 101 of the County Office Building, located at 111 Chesapeake Avenue, in Towson, Maryland 21204, on OCTOBER 5, 1994 at 10:00 a.m. in Room 110, 1st Floor. The Commission will consider the proposed variance as follows:
Variance to allow a front yard setback of 10 feet in lieu of the minimum required 25 feet for a proposed dwelling on Lot 1 and to allow a front yard setback of 4 feet in lieu of the required front average of 31 feet for the proposed dwelling on Lot 2.
LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County
NOTICE: Citizens are hereby notified that the Zoning Commission will hold a public hearing on the proposed variance on OCTOBER 5, 1994 at 10:00 a.m. in Room 110, 1st Floor. The Commission will consider the proposed variance as follows:
Variance to allow a front yard setback of 10 feet in lieu of the minimum required 25 feet for a proposed dwelling on Lot 1 and to allow a front yard setback of 4 feet in lieu of the required front average of 31 feet for the proposed dwelling on Lot 2.
LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County
NOTICE: Citizens are hereby notified that the Zoning Commission will hold a public hearing on the proposed variance on OCTOBER 5, 1994 at 10:00 a.m. in Room 110, 1st Floor. The Commission will consider the proposed variance as follows:
Variance to allow a front yard setback of 10 feet in lieu of the minimum required 25 feet for a proposed dwelling on Lot 1 and to allow a front yard setback of 4 feet in lieu of the required front average of 31 feet for the proposed dwelling on Lot 2.
LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County

Walter T. Parr Sylvester H. O'Grino, P.E. Michael K. Smith, P.L.S.

BPS/land technology, Inc. 95-85-A
Engineers & Surveyors

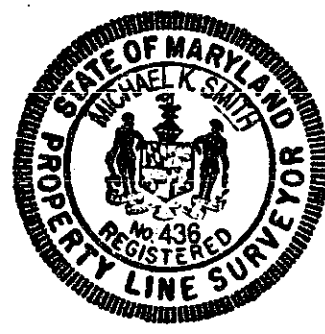
P.O. Box 5614 • Baltimore, MD 21210 • (301) 435-0800

ZONING DESCRIPTION FOR
9117 SNYDER LANE

Election District 11
Councilmanic District 5

Beginning at a point on the west side of Snyder Lane which has 17 feet of paving width and is a distance of 395 feet north of the centerline of Joppa Road, thence

1. N. 43 degrees 35 minutes 43 seconds E. - 88.21 ft.
2. N. 60 degrees 33 minutes 04 seconds W. - 88.83 ft.
3. N. 03 degrees 58 minutes 11 seconds W. - 204.99 ft.
4. S. 56 degrees 23 minutes 46 seconds E. - 252.34 ft.
5. S. 08 degrees 30 minutes 07 seconds W. - 201.40 ft.
6. N. 79 degrees 51 minutes 06 seconds W. - 152.05 ft. to the point of beginning.



Petition for Variance to the Zoning Commissioner of Baltimore County for the property located at 9117 SNYDER LANE which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1, 303.1

To allow a front yard setback of 10 feet in lieu of the minimum required 25 feet (for a proposed dwelling) on Lot #1 AND To allow a front yard setback of 4 feet in lieu of the required front average of 31 feet (for an existing dwelling) on proposed Lot #2.

The Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- Existing dwelling is abandoned and a public nuisance.
- Proposed lot #2 is surrounded by forest buffer easement area.
- Proposed location of new dwelling on proposed lot #2 meets minimum setbacks with zoning regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Legal Owner(s):
LOUIS THOMAS
ELLEN THOMAS
SALMA SIDDIQUE
(Type or Print Name)
Signature: [Signature]

(Type or Print Name)
Signature: [Signature]

Address: [Address]

City, Address and phone number of representative to be contacted

City, Address and phone number of representative to be contacted

City, Address and phone number of representative to be contacted

City, Address and phone number of representative to be contacted

City, Address and phone number of representative to be contacted

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City, Address and phone number of representative to be contacted

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 84
Petitioner: Thomas, L. Thomas, S. Siddique
Location: 3117 Snyder Lane
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Arnold Jablon
ADDRESS: 111 W. Chesapeake Avenue, Towson, MD 21204
PHONE NUMBER: 410-887-3353
AJ:ggg (Revised 04/09/93)

Item Number: 84
Planner: JJS
Date Filed: 9-2-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:

- Descriptions, including accurate beginning point
- Actual address of property
- Zoning
- Acreage
- Plats (need 12, only submitted)
- 200 scale zoning map with property outlined
- Election district
- Councilmanic district
- BCZR section information and/or wording
- Hardship/practical difficulty information
- Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Notary Public's section is incomplete and/or incorrect and/or commission has expired

* 3 LEGAL OWNERS LISTED - ONLY
2 SIGNED PETITION FORM

PET-FLAG (TXTSOPH)
11/17/93

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 12, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-85-A (Item 84)
3117 Snyder Lane
W/S Snyder Lane, 395' N of c/1 Joppa Road
11th Election District - 5th Councilmanic
Petitioner(s): Louis Thomas & Ellen Thomas and Salm Siddique
HEARING: THURSDAY, OCTOBER 6, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow a front yard setback of 10 feet in lieu of the minimum required 25 feet (for a proposed dwelling) on lot #1; and to allow a front yard setback of 4 feet in lieu of the required front average of 31 feet (for an existing dwelling) on proposed lot #2.

Carl Jablon
ARNOLD JABLON, DIRECTOR

cc: Michael K. Smith
Salm Siddique

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Michael K. Smith
P.O. Box 5614
Baltimore, Maryland 21204

RE: Item No. 84, Case No. 95-85A
Petitioner: E. Thomas, L. Thomas, S. Siddique

SEP. 28 1994

Dear Dear Mr. Smith:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 2, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture of the filing fee.

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:jaw

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-9-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 4 E 4 (JJS)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

RECORDED
SEP 12 1994
ZADM

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/09/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 82,83,84,85 AND 86.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED
SEP 9 1994
ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: September 15, 1994

SUBJECT: 9117 Snyder Lane

INFORMATION:

Item Number: 84
Petitioner: Thomas/Siddique
Property Size: _____
Zoning: D.R. 5.5
Requested Action: _____
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

This parcel is part of the one situated immediately to the south. While this property may still be subdivided it will, however, have to progress through the Development Plan Review Process.

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Veno
PK/JL:lw

ZAC.84/PZCONE/ZAC1

Pg. 1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 19, 1994
Item No. 84

The Developers Engineering Section has reviewed the subject zoning item. See comments, dated September 6, 1994 from this office for Minor Subdivision Project No. 94163M, 3117 Snyder Lane, Parcel 279, addressing the building setback requirements along the 100-year flood plain.

RWB:aw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

September 22, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #84 - Thomas Property
9117 Snyder Lane
Zoning Advisory Committee Meeting of September 12, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains and Forest Conservation Regulations.

JLP:KK:sp

THOMAS/DEPRM/TXTSBB

SEP 28 1994

RE: PETITION FOR VARIANCE * BEFORE THE
9117 Snyder Lane, W/S Snyder Lane, * ZONING COMMISSIONER
395' N of c/l Joppa Road, 11th *
Election Dist., 5th Councilmanic * OF BALTIMORE COUNTY
Louis & Ellen Thomas, et al. * CASE NO. 95-85-A
Petitioners *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 857-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of September, 1994, a copy of the foregoing Entry of Appearance was mailed to Michael K. Smith, P. O. Box 5614, Baltimore, MD 21210, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

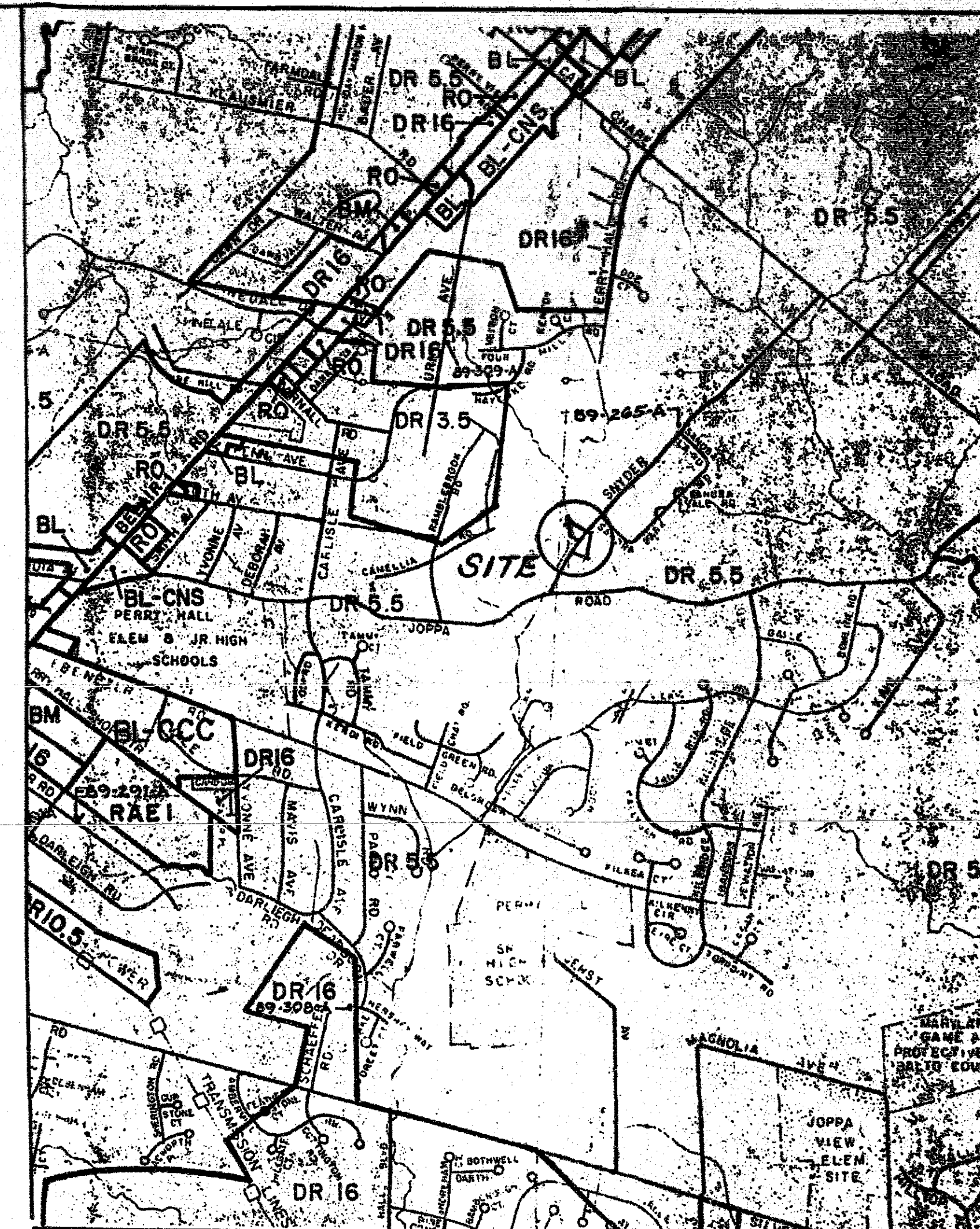
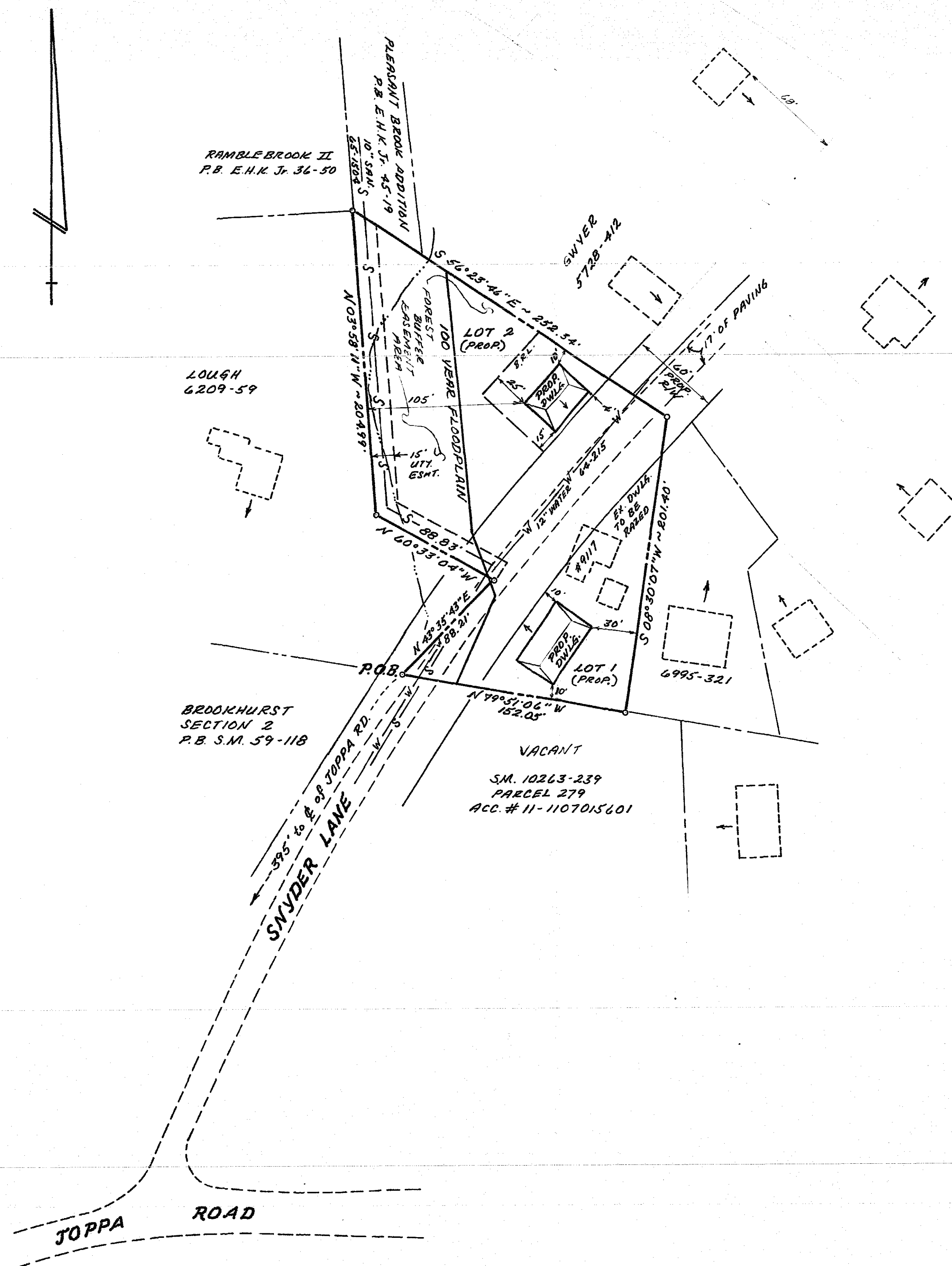
NAME

ADDRESS

Michael K. Smith
John G. Giddens
Ellen Thomas
Louis Thomas

BPS/land technology, inc.
P.O. Box 5614 BALTO 21210

30101 CT
Baltimore MD 21236
30101 CT " " "



VICINITY MAP
1" = 1000'

LOCATION INFORMATION

Councilmanic District: 5

Election District: 11

1" = 200' scale map #: NE - 10H

Zoning: D.R. 5.5

Lot size: Proposed Lot 1 = 0.21 acres = 9270.17 sq. ft.
Proposed Lot 2 = 0.50 acres = 21564.93 sq. ft.
Proposed R/W area = 0.28 acres = 12245.09 sq. ft.
Total area of parcel 527 = 0.99 acres = 43080.19 sq.ft

Public Sewer and Water available

Lot is not in the Chesapeake Bay Critical Area

No prior zoning hearings

Owners/Developers: Ellen Thomas
Louis Thomas
Salma Siddique

100 West Road, Suite 220
Towson, MD. 21204
Tele.: 256-9228

Tax Map 72 Grid 9 Parcel 527

Deed Reference: S.M. No. 10263-239

Property Address: 9117 Snyder Lane

**PETITIONER'S
EXHIBIT** No 1

BPS / land technology inc.

Engineers & Surveyors

P.O. BOX 5614

Baltimore, Maryland



PLAT TO ACCOMPANY
PETITION FOR
ZONING VARIANCE

SCALE: 1"=50' DATE: SEPT. 2, 1994

[illegible]

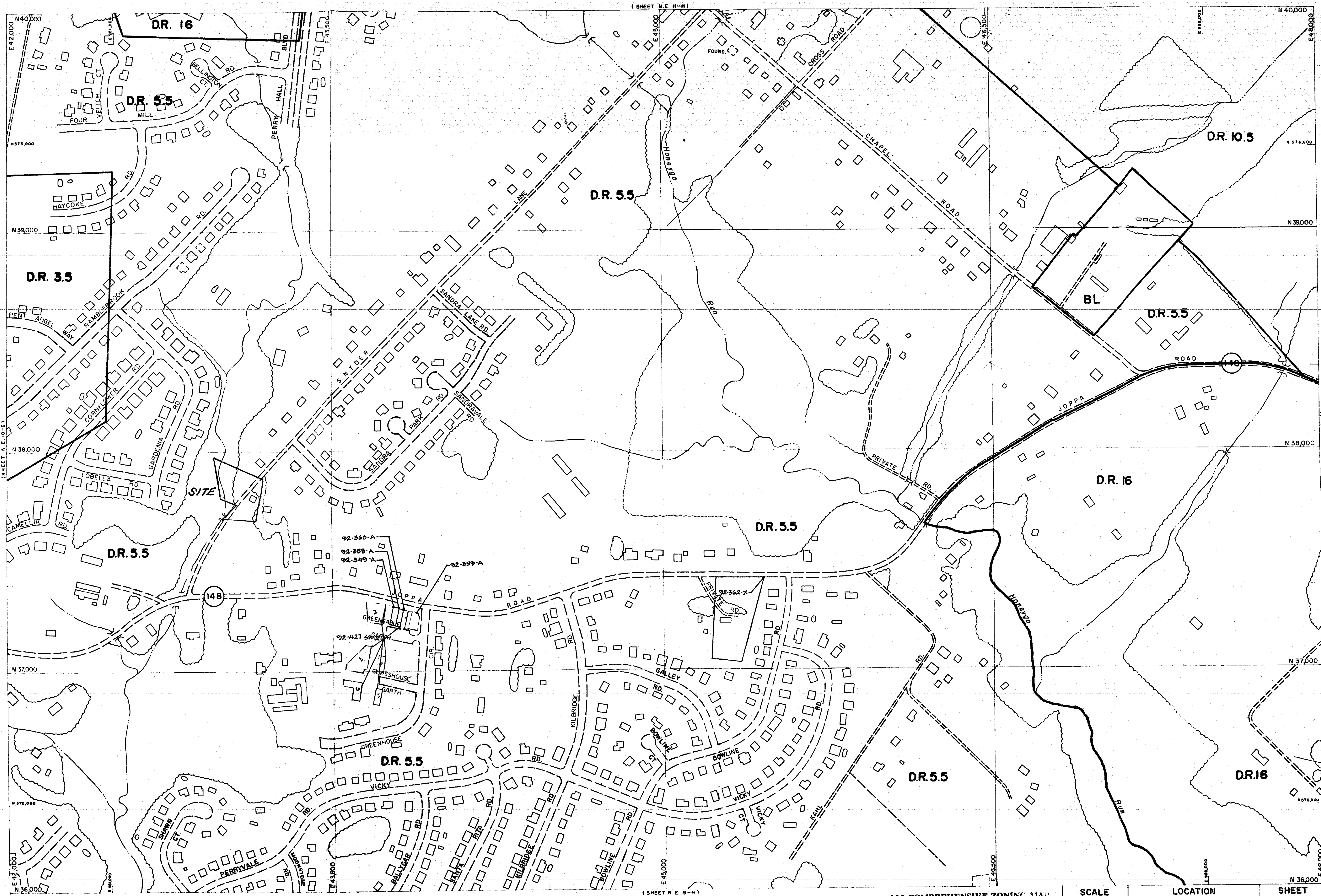
Designed By

Drawn By

Checked By

9117 SNYDER LANE

11th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND 21128



M - NW
Q - SW

M - NE
Q - SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Bill Nos. 103-92, 104-92, 105-92, 106-92, 107-92, 108-92, 109-92

William A. Howard IV
Chairman, County Council

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
PERRY HALL
VICINITY

SHEET
N.E.
10-H

95-85-A

#84